


**King Charles Road, Surbiton KT5 8PQ**

***welcome to***

## King Charles Road, Surbiton

This well presented one bedroom raised ground floor apartment is offered to the market completely chain free with the additional benefits of a private balcony as well as a luscious communal gardens & off street parking making this home a must see.







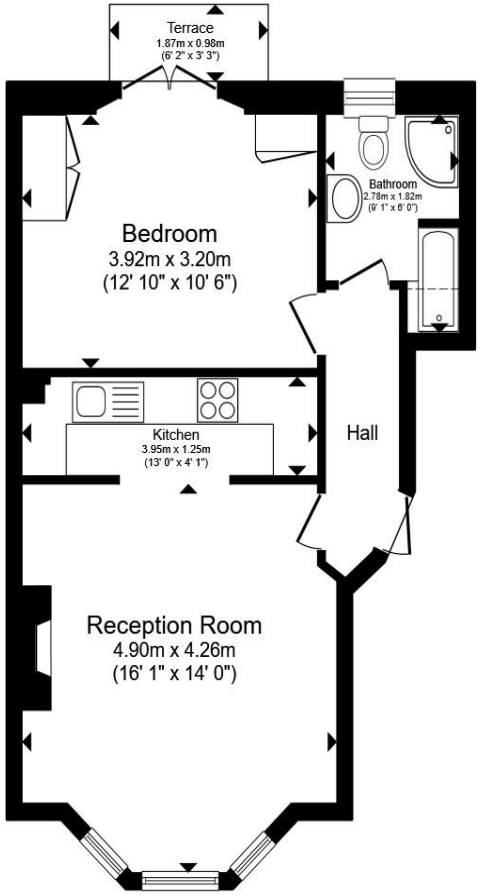











# Ground Floor

Total floor area 46.5 m² (501 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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**Located approximately 0.5 miles from Surbiton's vibrant town centre & incredibly well connect rail stations; this charming one bedroom raised ground floor apartment resides within an charming period conversion whilst offering a completely chain free sale making it a must see for any keen buyer.**

**The heart of the home resides within the airy & stylish reception which enjoys high ceilings as well as large bay fronted window that allows an abundance of natural light to illuminate the living space through out the day. The space flows elegantly in to the equally sizable kitchen which comes fully integrated whilst offering an ample amount of storage as well as counter top space.**

**Just down the hallway is a contemporary four piece bathroom which is a rare find for a one bedroom apartment. Completing the home is the spacious bedroom which provides access to a private balcony which enjoys uninterrupted views of the luscious communal gardens.**

**With the additional benefit of an off street parking space, this home is expected to be incredibly popular so immediate inspection is advised to avoid disappointment. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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# King Charles Road, Surbiton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Double Bedroom
- Private Balcony

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C  Service Charge: 1800.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

## £270,000





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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
SUR109684 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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**barnardmarcus.co.uk**

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